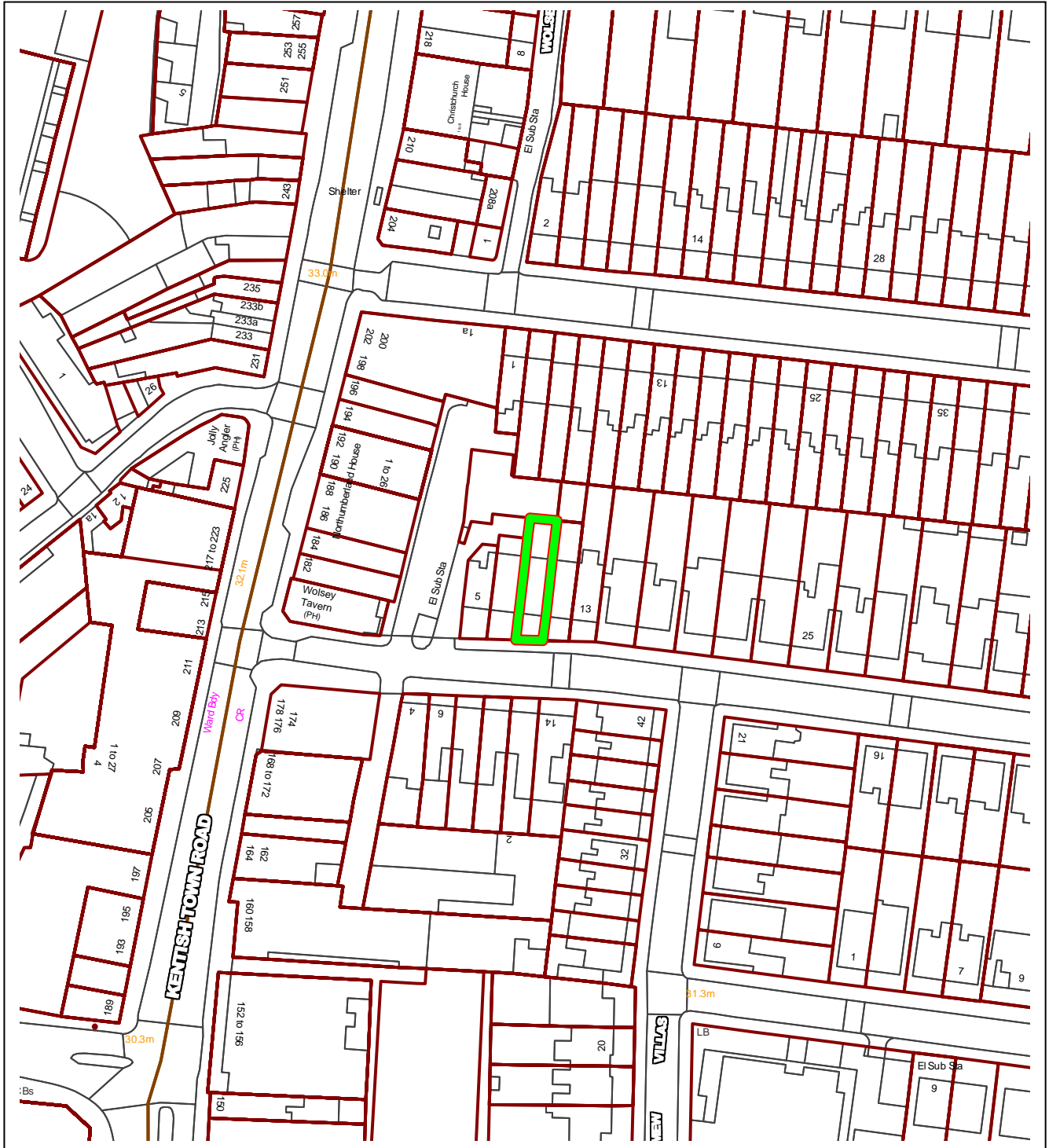


# 9 Patshull Road 2015/2365/P



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Photograph 1

no.9 here- V



Aerial view along patshull road

Photograph 2



View from No. 7 Patshull Road toward No.9

Photograph 3



View from application site into No. 11 Patshull Road

Photograph 4



View of rear of No. 9 Patshull Road

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>19/06/2015</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Shane O'Donnell				2015/2365/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
9 Patshull Road London NW5 2JX				S1 Feb 15, P4 Feb 15, P3 Feb 15, Tree Survey_9 Patshull Road_ref SPH/BW/5837-01/29.06, Location Plan, Design and Access Statement.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of single storey rear extension.							
<b>Recommendation(s):</b>		<b>Grant permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							

## Consultations

Adjoining Occupiers:	No. notified	06	No. of responses	03	No. of objections	03
			No. Electronic	00		
<b>Summary of consultation responses:</b>	<p><u>Objections from neighbouring occupiers at 5,7,11 Patshull Rd:</u></p> <ul style="list-style-type: none"> <li>- The proposed additional extension would set a precedent in the terrace and would result in further loss of garden.</li> <li>-</li> </ul> <p><i>(Response: see paragraphs 3.1 to 3.4 )</i></p> <ul style="list-style-type: none"> <li>- The mass of the additional built form would have a detrimental impact on neighbouring amenities</li> </ul> <p><i>(Response: : see paragraphs 4.1 to 4.5 )</i></p> <ul style="list-style-type: none"> <li>- The proposed development would restrict the light into neighbouring gardens</li> </ul> <p><i>(Response: see paragraphs 4.1 to 4.5 )</i></p> <ul style="list-style-type: none"> <li>- The proposed development would result in a loss of green area</li> </ul> <p><i>(Response: see paragraphs 3.1 to 3.4 )</i></p> <ul style="list-style-type: none"> <li>- The gap between proposed extension and boundary would be difficult to maintain</li> </ul> <p><i>(Response: see paragraphs 3.1 to 3.4 )</i></p> <ul style="list-style-type: none"> <li>- The proposed development might cause subsidence</li> </ul> <p><i>(Response: this would be a building control matter )</i></p> <ul style="list-style-type: none"> <li>- Surrounding conservation area is already overdeveloped</li> </ul> <p><i>(Response: see paragraphs 3.1 to 3.4 )</i></p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p><u>Bartholomew CAAC</u>- No Response.</p>					

## Site Description

The application dwelling is a terraced mid-19<sup>th</sup> century 3 Storey villa on the northern side of Patshull Road sited within the Bartholomew Conservation Area. The property is not listed but has been identified as making a positive contribution to the character and appearance of the Bartholomew Conservation Area.

## Relevant History

### Application Site:

2015/1042/P- GPDO Prior Approval- Erection of rear extension (6m deep x 3.5m wide x 2.965m to eaves and 3.115m to highest point of roof)

*Decision: Refuse Prior Approval 02/04/2015*

PEX0300154 - The erection of a single storey rear extension at ground floor level with a part rear extension at first floor level as shown on drawing numbers 01-03.

*Decision: Granted 29/05/2003*

## Relevant policies

### National Planning Policy Framework 2012

National Planning Practice Guidance

### London Plan 2015 Consolidated with Alterations Since 2011

#### Camden LDF Core Strategy 2010

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

#### Camden Development Policies 2010

DP24 - Securing High Quality Design

DP25 - Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

#### Camden Planning Guidance

CPG1 – Design (July 2015)

CPG 6 – Amenity (September 2011)

#### Bartholomew Conservation Area Statement

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the erection of single storey rear extension

1.2 The proposed rear extension will have a depth of 2 metres (beyond the 3 metre depth of the existing rear extension), a width of 4.9 metres, and a flat roof height of 2.7 m. The proposed extension will have a floorspace of 8.6 m<sup>2</sup> and would result in garden space of 28.4 m<sup>2</sup>, this would represent a 19.2% further encroachment on the original rear garden space. Overall, the combined rear extensions would take up 45% of the original garden space.

### 2.0 Considerations:

The principal considerations material to the determination of this application are summarised as follows:

- Design and conservation
- Neighbouring amenity.

### 3.0 Design and Conservation

3.1 LDF Policy DP24 states that the Council should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. LDF Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the council will only grant permission for development that 'preserves and enhances' its established character and appearance.

3.2 CPG1 Design Guidance recommends that rear extensions should be designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing and allow for the retention of a reasonable sized garden.

3.3. The proposed extension is to the rear of the property and would be visible from neighbouring properties. The host dwelling has an existing 3 metre deep single storey rear extension that includes a first floor rear element. The majority of neighbouring properties along the terrace have extended to the rear including the adjoining No. 7 and No. 11 Patshull Road, mostly to a depth of 3 metres though there are examples of single storey extensions of beyond 3 metres depth such as No. 13 Patshull Road. Along with neighbouring dwellings, the host dwelling shares the characteristic of a shallow and narrow rear garden.

3.4 The proposed rear extension would be one storey high, flat roofed and only a depth of 2 metres. Given the surrounding built form, the proposed depth and height of the rear extension, and the proposed garden space to be maintained (more than 50% of the original garden to be maintained), it is considered that the proposed rear extension would appear as a subordinate addition to the host property and that its design and bulk is appropriate.

3.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. It is considered that the extension would not harm the character and appearance of the Bartholomew Conservation Area.

### 4.0 Neighbouring Amenity

4.1 LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents

4.2 CPG1 Design Guidance states that rear extension should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.

4.3 The adjoining neighbours No. 7 Patshull Road has also extended to a depth of approximately 2.7 metres. No. 7 has a shallow rear garden and is enclosed on one side and to the rear. There is a trellis fence and some climbers along the shared boundary between the properties. The proposed rear extension would only have a depth of 2 metres and would be set back from the shared boundary by 0.5 metres, reducing the impact on light

and outlook to No. 7 and its garden. The potential sense of enclosure created is also limited by the siting and size of the proposed extension and the existing boundary fencing.

4.4 In relation to the adjoining No. 11 Patshull Road, given the depth of the rear extension and set back from shared boundary, it is considered that the proposed extension would have an acceptable impact on the light, outlook, and privacy of the occupiers of No. 11 Patshull Road

4.5 In conclusion, given the depth and height of the proposed extension and its set back from shared boundaries, it is considered that the proposed development would not harm the amenity of neighbouring residents.

## **5.0 Impact on Trees**

5.1 The proposed works are considered acceptable in relation to trees, providing the works are carried out in accordance with the submitted arboricultural report. It is considered, by virtue of its method of construction and extent of foundations, the nearby trees would be protected from harm.

## **6.0 Recommendation**

6.1 Grant Conditional Planning Permission.

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 14<sup>th</sup> September 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**



Mr. Anand & Amit Daryanani  
67 Deaconshill Road  
Elstree  
Herts  
WD6 3HZ

Application Ref: **2015/2365/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

9 September 2015

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**9 Patshull Road**  
**London**  
**NW5 2JX**

# DECISION

Proposal:

Erection of single storey rear extension.

Drawing Nos: Location Plan, 1224/AP-002 Dated 03/06/15, 1224/AE-001 Dated 03/04/15,  
1224/AE-002 Dated 02/06/15, 1224/AE-002 Dated 03/07/15, 1224/EE-001, 1224/EP-002,  
1224/EP-001

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Location Plan, 1224/AP-002 Dated 03/06/15, 1224/AE-001 Dated 03/04/15, 1224/AE-002 Dated 02/06/15, 1224/AE-002 Dated 03/07/15, 1224/EE-001, 1224/EP-002, 1224/EP-001

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The proposed development hereby approved shall be carried out in accordance with arboricultural report by Urban Tree Experts consulting dated 29th of June 2015 and the Tree Protection plan ref SPH/BW/5837-01/29.06. Relatedly, any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out

construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**